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City of Detroit
Board of Zoning Appeals
Coleman A. Young Municipal Center
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REGULAR MEETING OF OCTOBER 20, 2020

JAMES W. RIBBRON

Director

BOARD OF ZONING APPEALS STAFF:

THOMINA DAVIDSON
APRIL PUROFOY
DEJA SAMMONS

In accordance with Section 5(4) of the Michigan Open Meetings Act, MCL 15.265(4),
The Board of Zoning Appeals will hold its meetings by **ZOOM** you can either call in or join by web.
We encourage the public to use one of the following:

The Telephone Numbers Are:

(312) 626-6799 or (213) 338-8477, Meeting ID: 97966874120

If You Are Joining By Web The Link Is:

<https://cityofdetroit.zoom.us/j/97966874120>

If you need additional information regarding this meeting, you can contact either
James Ribbron: (313) 939-1405 or Thomina Davidson: (313) 451-2678

DOCKET

- I. **OPENING:**
 - A. **CALL TO ORDER.....9:00 A.M.**
 - B. **ROLL CALL.....**
- II. **PROCEDURAL MATTERS**
- III. **MINUTES:**
 - A. **APPROVAL OF MINUTES: October 13, 2020**
- IV. **COMMUNICATIONS:**
- V. **MISCELLANEOUS BUSINESS:**
- VI. **PUBLIC HEARINGS:**

This Meeting is open to all members of the public under Michigan's Open Meetings Act

With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including language translation and reasonable ADA accommodations. Please contact the Civil Rights, Inclusion and Opportunity Department at **(313) 224-4950**, through the TTY number 711, or email at crio@detroitmi.gov to schedule these services.

OCTOBER 20, 2020
DOCKET CONTINUED

9:15 a.m. CASE NO.: 31-20

APPLICANT: Stephen Bland

LOCATION: 2537 Trumbull between Pine and W. Fisher Service Dr. in R4
(Thoroughfare Residential District)- City Council District #6

LEGAL DESCRIPTION OF PROPERTY: W TRUMBULL N 38 FT 11 JULIANA T ABBOTTS
SUB L5 P36 PLATS, W C R 8/30 38 X 125

PROPOSAL: Stephen Bland request variances to Modify BSEED decision to renovate the interior and exterior of an existing 1,256 sq. ft. house by adding a 520 sq. ft. garage on 5,018 sq. lot in a R4 Thoroughfare Residential District. This case is appealed because the Board of Zoning Appeals shall hear and decide appeals from and review any order, requirement, decision, or determination that is made by an administrative official in the administration of this Zoning Ordinance, or any decision made by the Buildings and Safety Engineering Department involving Conditional Uses, Regulated Uses, or Controlled Uses, or any denial of a site plan by the Planning and Development Department; per section 50-13-5 provide rear setback line and dimensions, section 50-13-5 the maximum lot coverage of 35% and the administrative adjustment are exceeded. (Sections 50-4-102 Appeals, 50-4-131 (2&6) Permitted Dimensional Variances, Loading, General Dimensional Standards and 50-4-121 Approval Criteria).AP

10:15 a.m. CASE NO.: BSEED SLU2019-00086 – COMMUNITY APPEAL

APPLICANT: STEVE SOVIK (FRANK HAMMER)

LOCATION: 20110 Woodward between Eight Mile Rd. and State Fair in a B4
(General Business District)- City Council District #3

LEGAL DESCRIPTION OF PROPERTY: Available Upon Request

PROPOSAL: Steve Soviak (Frank Hammer) appeals the decision of the Buildings Safety Engineering and Environmental Department (BSEED Case No.: SLU2020-00086 effective date of decision September 18, 2020) which (Approved with Conditions) the Construct a 4-story, 832,173 square foot Warehouse Distribution Center on a 78-acre portion of a 141 acre site in a B4 (General Business District). This case is appealed because appeals to the Board of Zoning Appeals may be taken by any person, firm, partnership or corporation, or by any City department, commission, board or other City agency which is aggrieved 1) by a decision of an enforcing officer, or 2) by any decision made by the Buildings and Safety Engineering Department involving Conditional Uses; Michigan courts have held that in order to meet the “aggrieved person” standard, the appellant must prove that he or she (or it, if the appellant is an organization) has suffered special damages related to the beneficial use and enjoyment of his/her own property that are not common to other property owners similarly situated. The party filing the appeal must be more than a mere resident of the City; he or she must be able to show harm or damages that are unique to him or her, and to his/her property, specifically. (Sections;50-4-102 Appeals, Michigan Case Law on “Aggrieved Person” Standard and 50-3-281 General Approval Criteria (Community Appeals).)AP

11:15 a.m. **CASE NO.:** BSEED SLU2019-00179 – COMMUNITY APPEAL

APPLICANT: Nortown Community Development Corporation

LOCATION: 17272 & 17264 Mt. Elliott between Brimson and E. McNichols in a M4 (Intensive Industrial District)- City Council District #3

LEGAL DESCRIPTION OF PROPERTY: E MT ELLIOTT 3 THRU 1 BLK 24 PLAT OF VILLAGE OF NORRIS L3 P30 PLATS, W C R 15/197 150 X 140 & E MT ELLIOTT N 13 FT OF 5 4 BLK 24 PLAT OF VILLAGE OF NORRIS L3 P30 PLATS, W C R 15/197 63 X 140

PROPOSAL: Nortown Community Development Corporation appeals the decision of the Buildings Safety Engineering and Environmental Department (BSEED Case No: SLU2019-00179 effective date of decision August 12, 2020) which (Approved with Conditions) the establish of a Medical Marihuana Grower Facility (MMGF) and Medical Marihuana Processor Facility (MMPF) in an existing two-story, 21,222 square foot building in a M4 (Intensive Industrial District. This case is appealed because appeals to the Board of Zoning Appeals may be taken by any person, firm, partnership or corporation, or by any City department, commission, board or other City agency which is aggrieved 1) by a decision of an enforcing officer, or 2) by any decision made by the Buildings and Safety Engineering Department involving Conditional Uses; Michigan courts have held that in order to meet the “aggrieved person” standard, the appellant must prove that he or she (or it, if the appellant is an organization) has suffered special damages related to the beneficial use and enjoyment of his/her own property that are not common to other property owners similarly situated. The party filing the appeal must be more than a mere resident of the City; he or she must be able to show harm or damages that are unique to him or her, and to his/her property, specifically. (Sections 50-4-102 Appeals, Michigan Case Law on “Aggrieved Person” Standard and 50-3-281 General Approval Criteria (Community Appeals.))AP

- VII. **PUBLIC COMMENT / NEW BUSINESS**
Next Hearing Date: October 27, 2020
- VIII. **ADVISEMENTS / OLD BUSINESS**
- IX. **MEETING ADJOURNED**